

September 22, 2009

**Public Hearing - Revised
Site Plan & Replat:**

Southwest Community Park, Block A, Lots 1 & 2
(SP09-0012 & RP09-0005)

Owner(s): City of Frisco

DESCRIPTION:

A park on two lots, on 101.6± acres, on the southwest corner of Timber Ridge Drive and 4th Army Memorial Road. Zoned Agricultural. Neighborhood #39. SM

REMARKS:

Revised Site Plan

Access: Access is provided from Timber Ridge Drive and Trailside Drive.

Cross access: Cross access is not required.

Parking: Parking is adequate.

Screening: Screening is not required.

Open Space: Open space is not required.

Tree Preservation: No trees are affected by the proposed development.

Landscape Plan: A landscape plan has been submitted for staff review.

Additional Information: The Planning & Zoning Commission approved the final plat for development of Phase 1 on December 27, 2006. Phase 2 consists of development of the northern portion of the property and includes parking and a restroom/concession building.

Replat

The purpose of the replat is to dedicate easements on Lots 1 and 2 necessary for development.

RECOMMENDATION:

Recommended for approval subject to:

Revised Site Plan

Staff approval of the landscape plan.

Replat

Additions and/or alterations to the engineering plans as required by Engineering Services.